034.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	490,900 / 490,900
					USE VALUE:	490,900 / 490,900
					ASSESSED:	490,900 / 490,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENDERSON THERESE Z
Owner 2:	
Owner 3:	
Street 1:	69 FREMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARE VAN JORDAN -
Owner 2:	LYNCH JANE -
Street 1:	69 FREMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .072 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 806 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3141.000	161,800		329,100	490,900
Total Card	0.072	161,800		329,100	490,900
Total Parcel	0.072	161,800		329,100	490,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 609.06 /Parcel: 609.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23218

GIS Ref

GIS Ref

Insp Date 12/06/18

!2760!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	161,800	0	3,141.	329,100	490,900		Year end	12/23/2021
2021	101	FV	161,800	0	3,141.	329,100	490,900		Year End Roll	12/10/2020
2020	101	FV	161,900	0	3,141.	329,100	491,000	491,000	Year End Roll	12/18/2019
2019	101	FV	122,200	0	3,141.	298,300	420,500	420,500	Year End Roll	1/3/2019
2018	101	FV	122,200	0	3,141.	282,800	405,000	405,000	Year End Roll	12/20/2017
2017	101	FV	122,200	0	3,141.	246,800	369,000	369,000	Year End Roll	1/3/2017
2016	101	FV	122,200	0	3,141.	210,800	333,000	333,000	Year End	1/4/2016
2015	101	FV	98,300	0	3,141.	195,400	293,700	293,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:59:49

LAST REV

Date	Time
05/14/19	14:05:19
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2760

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARE VAN JORDAN	49596-526		6/12/2007	Change>Sale	348,000	No	No		
MCKEON TERRENCE	42805-207		4/27/2004		295,000	No	No		
ANTONIOU DONNA-	32756-446		4/27/2001		220,000	No	No		
	20388-447		2/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	23218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2004	843	Manual	2,300					new doors

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
5/14/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/14/2007	MLS	HC	Helen Chinal
8/31/2004	MLS	MM	Mary M
8/27/2001	MLS	MM	Mary M
4/24/2000	Inspected	276	PATRIOT
2/17/2000	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3141		Sq. Ft.	Site		0	64.	1.64	3									329,106						329,100	

Total AC/HA:	0.07211	Total SF/SM:	3141	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	329,106	Spl Credit		Total:	329,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	64284
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	181381
Depreciation:	19589
Depreciated Total:	161792

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

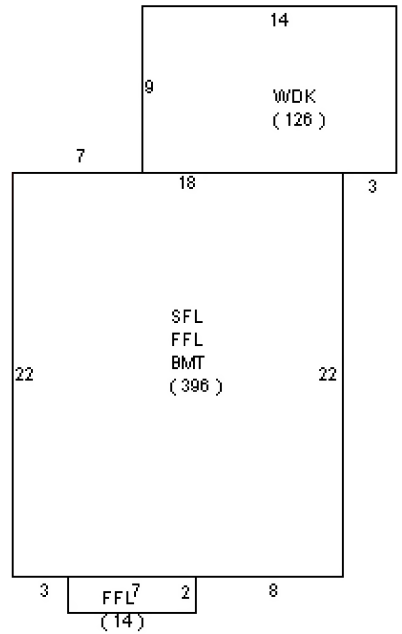
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	121.84
Final Total:	161800	Val/Su SzAd	200.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	410	124.860	51,194
BMT	Basement	396	37.460	14,834
SFL	Second Floor	396	124.860	49,446
WDK	Deck	126	12.890	1,624

Net Sketched Area:	1,328			Total:	117,098
Size Ad	806	Gross Area	1328	FinArea	806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc